065.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,400 / 1,068,400
					USE VALUE:	1,068,400 / 1,068,400
					ASSESSED:	1,068,400 / 1,068,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	GLEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASHLEY MELINDA
Owner 2:	ASHLEY MELINDA ETAL/ TRUSTEES
Owner 3:	2018 MELINDA ASHLEY FAMILY TR
Street 1:	14 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ASHLEY MELINDA -
Owner 2:	-
Street 1:	14 GLEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,878 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Clapboard Exterior and 2519 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9878.000	567,000		501,400	1,068,400
Total Card	0.227	567,000		501,400	1,068,400
Total Parcel	0.227	567,000		501,400	1,068,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.18 | /Parcel: 424.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	567,300	0	9,878.	501,400	1,068,700	1,068,700	Year End Roll	12/18/2019
2019	104	FV	496,600	0	9,878.	465,600	962,200	962,200	Year End Roll	1/3/2019
2018	104	FV	496,600	0	9,878.	465,600	962,200	962,200	Year End Roll	12/20/2017
2017	104	FV	467,900	0	9,878.	408,300	876,200	876,200	Year End Roll	1/3/2017
2016	104	FV	467,900	0	9,878.	372,500	840,400	840,400	Year End	1/4/2016
2015	104	FV	414,000	0	9,878.	329,500	743,500	743,500	Year End Roll	12/11/2014
2014	104	FV	414,000	0	9,878.	311,600	725,600	725,600	Year End Roll	12/16/2013
2013	104	FV	429,300	0	9,878.	296,600	725,900	725,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5628

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASHLEY MELINDA,	71130-478	1	6/8/2018	Convenience	10	No	No		
METZ DON & ASHL	71130-472	1	6/8/2018	Convenience	10	No	No		
LAUGHNER JOHN H	57108-198		7/7/2011		825,000	No	No		
KREIMEYER RODER	27346-3		5/30/1997		335,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2015	83	Insulate	4,078					Air sealing and in
10/3/2013	1554	Wood Dec	3,370	C				
6/22/2011	614	Re-Roof	1,600					
6/17/1998	384	Wood-Sto	1,000					WOODSTOVE
3/30/1998	172	Alterati	40,000					L/A TO 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2019	Meas/Inspect	DGM	D Mann
11/17/2018	MEAS&NOTICE	BS	Barbara S
3/3/2014	Info Fm Prmt	EMK	Ellen K
10/7/2011	MLS	EMK	Ellen K
3/19/2009	Meas/Inspect	163	PATRIOT
3/29/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
4/8/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9878		Sq. Ft.	Site		0	70.	0.73	12									501,440						501,400	

Total AC/HA: 0.22677 | Total SF/SM: 9878 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 501,440 | Spl Credit | Total: 501,400

User Acct

41911

GIS Ref

GIS Ref

Insp Date

04/10/19

!5628!

PRINT

Date	Time
12/10/20	20:29:22

LAST REV

Date	Time
08/07/19	09:13:52
danam	

USER DEFINED

Prior Id # 1:	41911
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98490196
Adj $ / SQ:	182.329
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696542
Depreciation:	129557
Depreciated Total:	566985

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

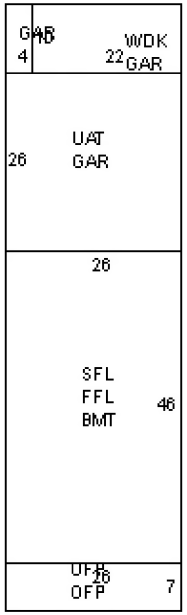
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	182.33
Special Features:	0	Val/Su Net:	107.45
Final Total:	567000	Val/Su SzAd	237.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.700	65,420
FFL	First Floor	1,196	182.330	218,065
SFL	Second Floor	1,196	182.330	218,065
GAR	Garage	936	17.400	16,290
OFP	Open Porch	364	20.720	7,540
WDK	Deck	220	10.390	2,285
UAT	Upper Attic	169	123.530	20,876
	Net Sketched Area:	5,277	Total:	548,541
Size Ad	2392	Gross Are	5784	FinArea 2519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: